

1 Laurel I. Handley (SBN 9576)
2 Krista J. Nielson (SBN 10698)
ALDRIDGE PITE, LLP
520 South 4th St., Suite 360
3 Las Vegas, Nevada 89101
Tel: (858) 750-7600 Fax: (702) 685-6342
lhandley@aldridgepite.com; knielson@aldridgepite.com
4 Attorneys for Defendant Federal National Mortgage Association
5

6 Leslie Bryan Hart, Esq. (SBN 4932)
John D. Tennert, Esq. (SBN 11728)
7 FENNEMORE CRAIG JONES VARGAS
300 S. Second St., Suite 1510
Reno, Nevada 89501
8 Tel: 775-788-2228 Fax: 775-788-2229
lhart@fclaw.com; jtennert@fclaw.com

9 Asim Varma, Esq.
Howard N. Cayne, Esq.
Michael A.F. Johnson, Esq.
10 ARNOLD & PORTER LLP
555 12th Street NW
11 Washington, DC 20004
Tel: (202) 942-5000 Fax: (202) 942-5999
13 *asim.varma@aporter.com; howard.cayne@aporter.com;*
michael.johnson@aporter.com
14 Attorneys for Federal Housing Finance Agency

15 **UNITED STATES DISTRICT COURT**
DISTRICT OF NEVADA

16 MY GLOBAL VILLAGE LLC.,
17 Plaintiff,

Case No. 2:15-cv-00211-RCJ-NJK

18 v.
19 FEDERAL NATIONAL MORTGAGE
ASSOCIATION, et al.

JUDGMENT

Defendants,

20 and
21 FEDERAL HOUSING FINANCE AGENCY,
Intervenor.

22 FEDERAL NATIONAL MORTGAGE
ASSOCIATION,

23 Counterclaimant,

24 and
25 FEDERAL HOUSING FINANCE AGENCY,
Intervenor,

26 v.
27 MY GLOBAL VILLAGE LLC; MOUNTAIN
SHADOW HOMEOWNER'S ASSOCIATION,
INC., and NEVADA ASSOCIATION
SERVICES, INC.,

28 Counter-defendants.

1 Pending before the Court are the Motion for Summary Judgment (ECF No. 34) of the
2 Federal National Mortgage Association (“Fannie Mae”) and the Federal Housing Finance Agency,
3 as Conservator of Fannie Mae (“FHFA”), and the Motion to Dismiss (ECF No. 39) of Counter-
4 Defendant Mountain Shadow Homeowner’s Association, Inc. (“HOA”). Having reviewed the
5 parties’ briefing, and for the reasons articulated in this Court’s Order dated July 27, 2015 (ECF No.
6 55),

7 IT IS HEREBY ORDERED that the HOA’s Motion to Dismiss is GRANTED. The HOA is
8 DISMISSED from the case.

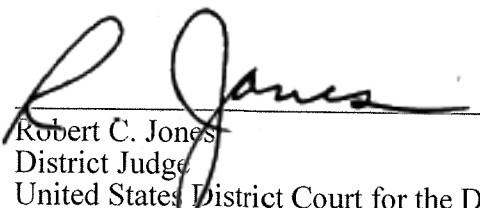
9 IT IS FURTHER ORDERED that Fannie Mae and FHFA’s Motion for Summary Judgment
10 is GRANTED. The Court holds that 12 U.S.C. § 4617(j)(3) preempts Nevada Revised Statutes
11 § 116.3116 to the extent that a homeowner association’s foreclosure of its super-priority lien cannot
12 extinguish a property interest of Fannie Mae while it is under FHFA’s conservatorship.

13 Accordingly, the HOA’s foreclosure sale of the real property located at 7709 Wedlock Lane, Las
14 Vegas, Nevada 89129 (the “Property”) did not extinguish Fannie Mae’s interest in the Property or
15 convey the Property free and clear to Plaintiff My Global Village LLC. Fannie Mae and FHFA are
16 thus granted summary judgment on their counterclaims against Plaintiff, and are granted defensive
17 summary judgment on Plaintiff’s claims against Fannie Mae and FHFA.

18 IT IS FURTHER ORDERED that the Court determines that this is a final and appealable
19 judgment pursuant to Federal Rule of Civil Procedure 54(b) as there is no just reason for delay.
20 Noting that Fannie Mae has voluntarily dismissed its counterclaims against the HOA and Nevada
21 Association Services, Inc. (“NAS”), the Court determines that the only claims remaining to be
22 adjudicated in this case are those brought by Plaintiff against NAS.

23
24 IT IS SO ORDERED.

25
26 Dated: August 25, 2015
27
28



Robert C. Jones
District Judge
United States District Court for the District of Nevada